

## 111b/9 Village Avenue, Brunswick East Vic 3057



**1 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$465,000 - \$475,000  
**Median House Price**  
 29/05/2023 - 28/05/2024: \$522,500

### Comparable Properties



#### 124/21 Village Avenue, Brunswick East 3057 (VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$500,000  
**Method:** Sale  
**Date:** 12/12/2023  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Same complex Comparable size  
 Comparable property



#### 427/21 Village Avenue, Brunswick East 3057 (VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$460,000  
**Method:** Sale  
**Date:** 08/02/2024  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Same complex Similar size Comparable  
 property



#### 402/29 Nicholson Street, Brunswick East 3057 (REI)

**1 Bed 1 Bath 1 Car**  
**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 13/05/2024  
**Property Type:** Apartment  
**Agent Comments:** Same complex Similar size Comparable  
 property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

111b/9 Village Avenue, Brunswick East Vic 3057
--

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$465,000 & \$475,000

#### Median sale price

Median price \$522,500 Unit x Suburb Brunswick East

Period - From 29/05/2023 to 28/05/2024 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
124/21 Village Avenue, BRUNSWICK EAST 3057	\$500,000	12/12/2023
427/21 Village Avenue, BRUNSWICK EAST 3057	\$460,000	08/02/2024
402/29 Nicholson Street, BRUNSWICK EAST 3057	\$455,000	13/05/2024

This Statement of Information was prepared on:

29/05/2024 13:24